

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

308/79 Market Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$590,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/10/2018

to

30/09/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	409/85 Market St SOUTH MELBOURNE 3205	\$630,000	14/11/2019
2	605/79 Market St SOUTH MELBOURNE 3205	\$603,000	29/06/2019
3	1706/18 Waterview Wlk DOCKLANDS 3008	\$570,000	25/10/2019

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/12/2019 14:00



2 1 1

Property Type: Strata Unit/Flat

Land Size: 64 (approx) sqm approx

Agent Comments

Step into the ultimate lifestyle location! Metres to South Melbourne Central and seconds to the market, this sleek & stylish two-bedroom apartment dishes up an enviable carefree lifestyle. Nestled within 'The Walker', the apartment features a generous open plan living/meals area, smartly-appointed kitchen (Smeg appliances) and private balcony. A fashionable bathroom, Euro laundry, split system, video intercom plus parking round off a flawless package - the apartment also comes with the added bonus of access to the sensational rooftop terrace which takes in far-reaching city views.

Comparable Properties



409/85 Market St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 14/11/2019

Property Type: Apartment



605/79 Market St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 1

Price: \$603,000

Method: Private Sale

Date: 29/06/2019

Property Type: Apartment



1706/18 Waterview Wk DOCKLANDS 3008 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 25/10/2019

Rooms: 3

Property Type: Apartment

Land Size: 81 sqm approx